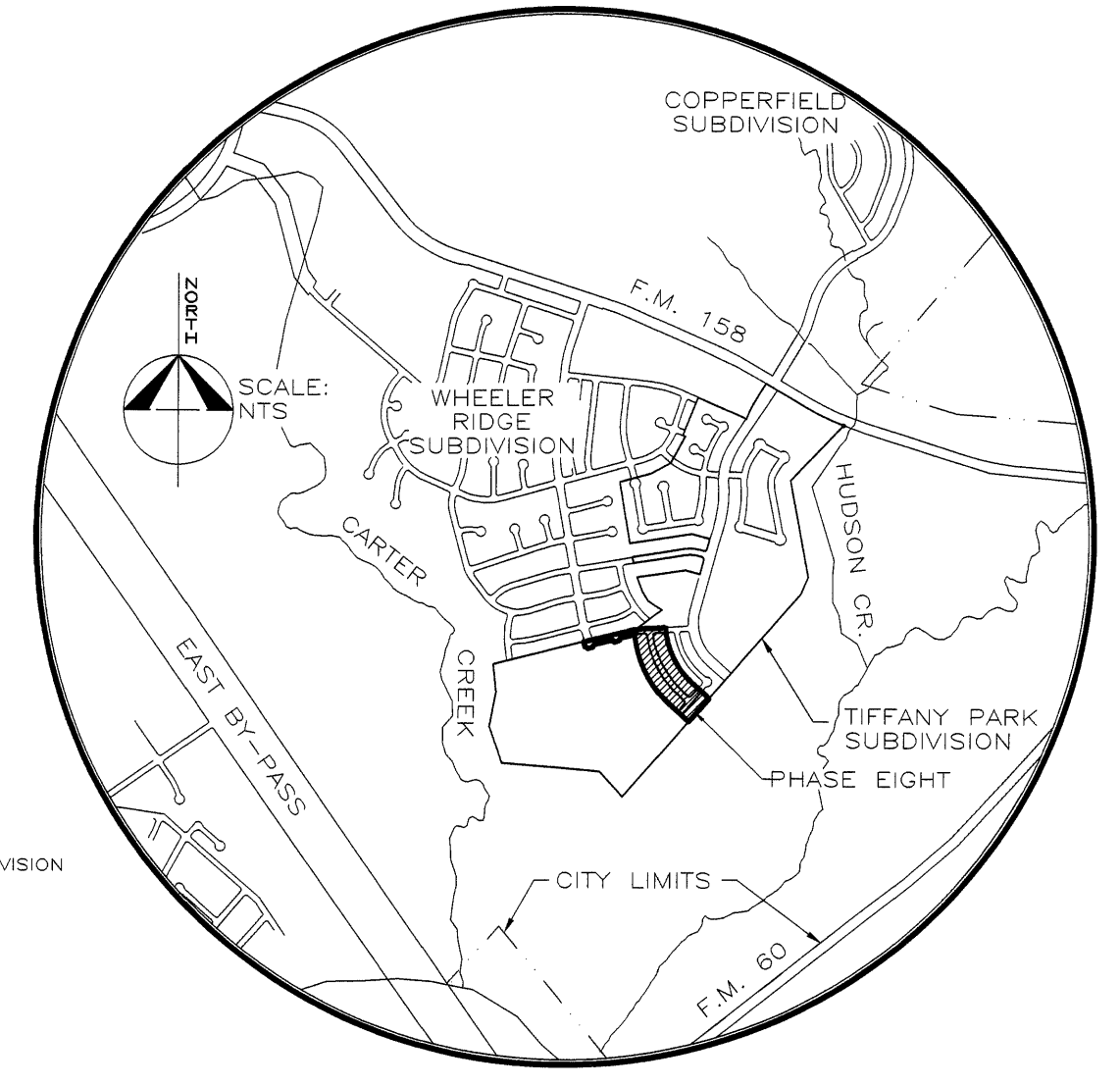
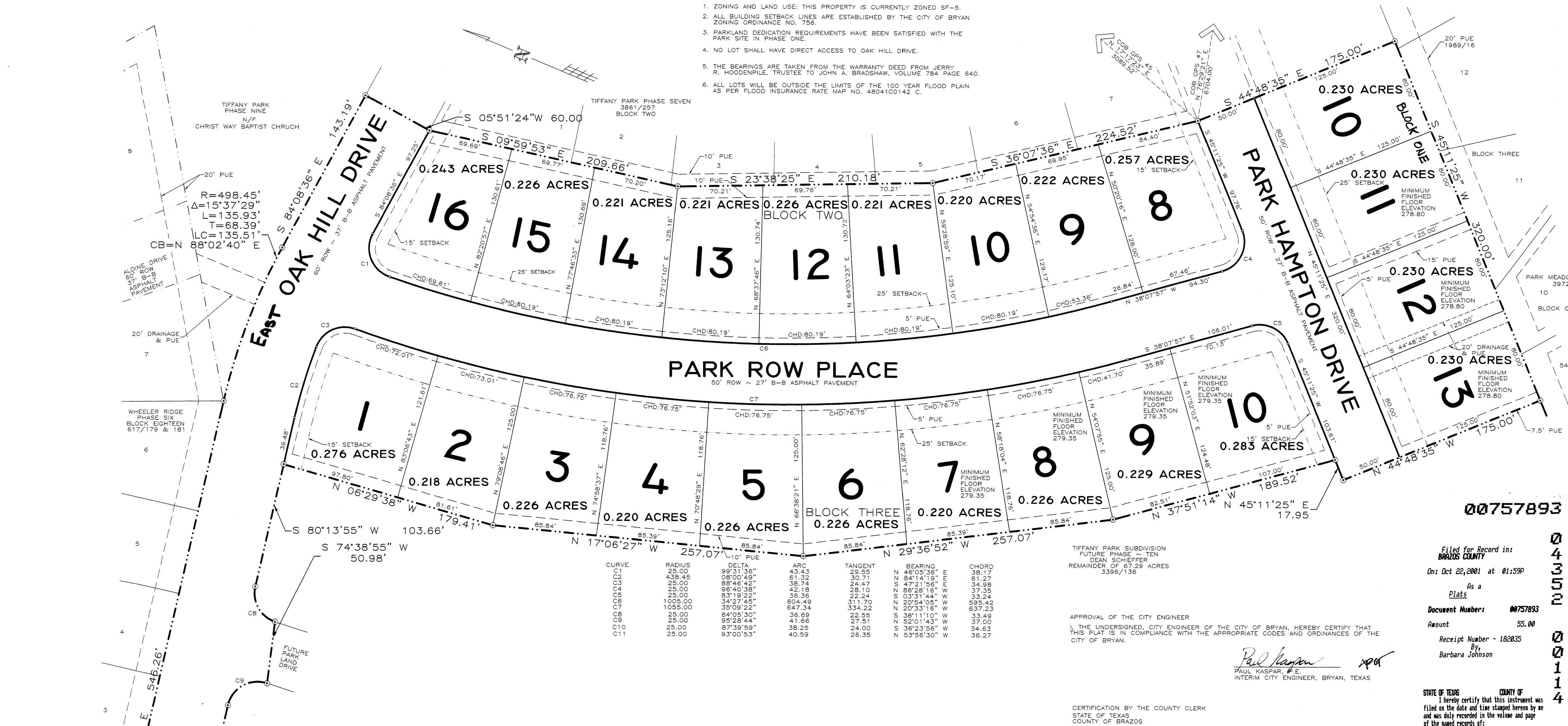


\\cadd-dwg-current\schief\Tiff8-Final.dwg Wed Jul 25 07:51:18 2001 PROPERTY OF HESTER ENGINEERING COMPANY

on base refer to

- GENERAL NOTES:**
1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED SF-5.
 2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
 3. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITH THE PARK SITE IN PHASE ONE.
 4. NO LOT SHALL HAVE DIRECT ACCESS TO OAK HILL DRIVE.
 5. THE BEARINGS ARE TAKEN FROM THE WARRANTY DEED FROM JERRY R. HOODENPILE, TRUSTEE TO JOHN A. BRADSHAW, VOLUME 784 PAGE 640.
 6. ALL LOTS WILL BE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0142 C.



METES & BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 67.29 ACRE TRACT AS DESCRIBED BY A DEED TO DEAN SCHEIFFER AND TRACY SCHIEFFER RECORDED IN VOLUME 3396, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF PARK MEADOW SUBDIVISION FOR A DISTANCE OF 320.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF A CALLED 145.00 ACRE TRACT DESCRIBED AS EXHIBIT 'A' BY A DEED TO JIM SOWELL CONSTRUCTION CO., INC., RECORDED IN VOLUME 2653, PAGE 316 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 67.29 ACRE TRACT BEARS: S 48° 11' 25" W FOR A DISTANCE OF 955.31 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 67.29 ACRE TRACT, 3396/136);

THENCE: THROUGH SAID 67.29 ACRE TRACT FOR THE FOLLOWING CALLS:

N 44° 48' 35" W FOR A DISTANCE OF 175.00 FEET TO A 5/8 INCH IRON ROD SET ON THE EXTENSION OF THE NORTHWEST LINE OF PARK HAMPTON DRIVE (50' R.O.W.);

N 45° 11' 25" E FOR A DISTANCE OF 179.95 FEET TO A 5/8 INCH IRON ROD SET;

N 37° 51' 14" W FOR A DISTANCE OF 189.52 FEET TO A 5/8 INCH IRON ROD SET;

N 29° 36' 52" W FOR A DISTANCE OF 257.07 FEET TO A 5/8 INCH IRON ROD SET;

N 17° 06' 27" W FOR A DISTANCE OF 257.07 FEET TO A 5/8 INCH IRON ROD SET;

N 06° 29' 38" W FOR A DISTANCE OF 179.41 FEET TO A 5/8 INCH IRON ROD SET ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF OAK HILL DRIVE (60' R.O.W.);

THENCE: S 80° 13' 55" W, CONTINUING THROUGH SAID 67.29 ACRE TRACT AND ALONG THE PROPOSED SOUTH LINE OF OAK HILL DRIVE FOR A DISTANCE OF 103.66 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 28' 44" FOR AN ARC DISTANCE OF 38.89 FEET (CHORD BEARS: S 38° 11' 10" W - 33.49) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 74° 38' 55" W CONTINUING THROUGH SAID 67.29 ACRE TRACT FOR A DISTANCE OF 50.98 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 28' 44" FOR AN ARC DISTANCE OF 41.66 FEET (CHORD BEARS: N 52° 01' 43" W - 37.00) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 80° 13' 55" W CONTINUING THROUGH SAID 67.29 ACRE TRACT AND ALONG THE PROPOSED SOUTH LINE OF OAK HILL DRIVE FOR A DISTANCE OF 202.25 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

| LYNE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|------|--------|------------|--------|---------|---------------|--------|
| C1 | 25.00 | 99°31'36" | 43.43 | 29.55 | N 46°05'36" E | 38.17 |
| C2 | 25.00 | 138.45 | 61.32 | 43.21 | S 84°14'19" W | 61.27 |
| C3 | 25.00 | 88°46'42" | 38.74 | 24.47 | S 03°21'56" E | 34.98 |
| C4 | 25.00 | 100.00 | 50.00 | 31.81 | S 02°29'16" W | 37.35 |
| C5 | 25.00 | 87°19'22" | 36.36 | 22.24 | S 03°31'44" W | 33.24 |
| C6 | 100.00 | 342°74'57" | 606.69 | 311.70 | S 20°54'05" W | 593.42 |
| C7 | 105.00 | 359°09'22" | 647.34 | 334.22 | N 20°33'15" W | 637.23 |
| C8 | 25.00 | 84°03'23" | 36.63 | 24.38 | S 81°11'00" E | 37.48 |
| C9 | 25.00 | 95°28'44" | 41.66 | 27.51 | S 52°01'43" W | 37.48 |
| C10 | 25.00 | 87°35'59" | 38.25 | 24.00 | S 36°23'56" W | 34.63 |
| C11 | 25.00 | 93°00'53" | 40.58 | 26.35 | N 53°56'30" W | 36.27 |

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, MARY ANN WARD, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 22ND DAY OF OCTOBER 2001 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 4302 PAGE 111.

Karen McQueen
County Clerk, Brazos County, Texas

Barbara Johnson
Deputy Clerk

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY
STATE OF TEXAS
COUNTY OF BRAZOS
I, DEAN SCHEIFFER, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 3396, PAGE 136 AND DESIGNATED HEREIN AS THE TIFFANY PARK SUBDIVISION PHASE FOUR IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL TRENDS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSLY.

DEAN SCHEIFFER
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

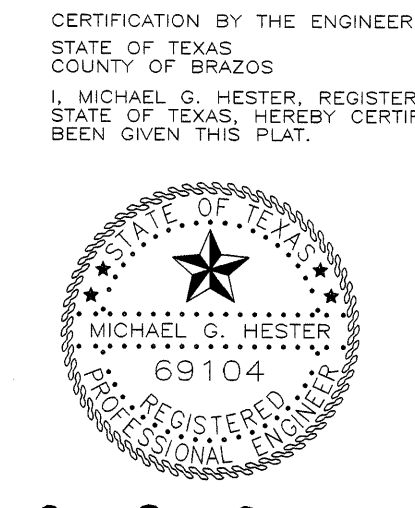
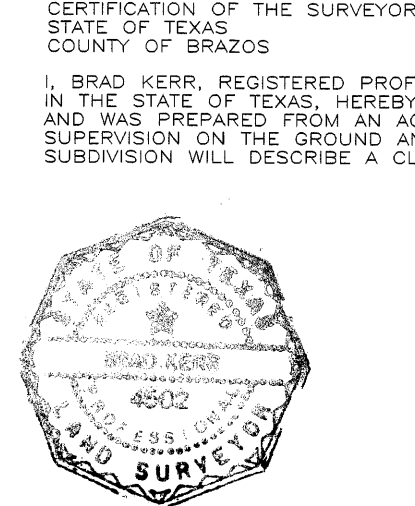
APPROVAL OF THE PLANNING COMMISSION
I, THE UNDERSIGNED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 14th DAY OF OCTOBER 2001 AND SAME WAS DULY APPROVED ON THE 14th DAY OF OCTOBER 2001 BY SAID COMMISSION.

Paul Lacey
Chairman, City Planning Commission, Bryan, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR
I, THE UNDERSIGNED, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

R. Brett Estess
Planning Administrator, Bryan, Texas

00757893
Filed for Record in:
BRAZOS COUNTY
On: Oct 22, 2001 at 01:59P
As a
Plat
Document Number: 00757893
Amount: \$5.00
Receipt Number - 182835
By
Barbara Johnson



CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC.

Brad Kerr
Brad Kerr, P.L.S. No. 4502

CERTIFICATION BY THE ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Michael G. Hester, P.E.
7-25-11

FINAL PLAT
TIFFANY PARK SUBDIVISION
PHASE EIGHT
BLOCK ONE, LOTS 10-13
BLOCK TWO, LOTS 8-16
BLOCK THREE, LOTS 1-10
7.7968 ACRES
RICHARD CARTER LEAGUE A-8
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=50' JULY 25, 2001

OWNER & DEVELOPER:
DEAN SCHEIFFER
P.O. BOX 70
KURTEN, TEXAS 77862
(979)268-8403

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TEXAS 77840
(979) 693-1100